

Task Force Log of Information Items, Questions, Issues and Comments

as of January, 2005

Note: Task Force questions and issues are noted in plain type and initial responses to them are in italic type. Questions, issues and comments raised and responded to during Task Force meetings are recorded in the meeting minutes.

January 12, 2005 Meeting #23

General-

- Need traffic analysis for intersections around all opportunity sites.
- Can the City Council change the traffic policy [outside of Evergreen Smart Growth process]?
- There should be a report-out on the VTA FEIR [EIS].
- There should be a discussion of proposed amendments to the Guiding Principles.
- School facilities master planning should be added to [Task Force] agenda as a regular item.

Public Comment-

- Neighborhood [Pala Rancho] not well represented on the Task Force.
- [Audience] can't hear Task Force meeting, should have microphones.

December 1, 2004 Meeting #22

General-

- How poorly did [ESP] traffic projections turn-out?

Public Comment-

- How do community groups get Task Force members to come to their meetings?
- Mount Pleasant is a poor school district, the process should take into consideration community needs.
- Will the schools get built before or after homes built?
- The Arcadia site needs an elementary school.
- The golf course is an amenity.
- What is the purpose of the Task Force? There is no representation from LeyVa Neighborhood on Task Force.
- There is not adequate representation on the Task Force from area north of Tully Road.
- How much acreage will be set aside for schools and open space?
- Area [Mount Pleasant] is not Evergreen.

November 3, 2004 Meeting #21

General-

- How many units can be built now? *Arcadia is the only site that has allocation, 217 units.*
- Task Force positions, "not set in stone"

Pleasant Hills-

- Based on proposed number of houses, how many school-age children and what impact on schools?
- What are the lot sizes, DU/AC of adjacent neighborhoods? *8 DU/AC*
- Add a legend for DU/AC keyed to unit types.
- Site specific guidelines, match or exceed standard setbacks.
- Number of access points? How many cars at each?

- Show pedestrian and auto circulation patterns.
- Study 9-hole smaller course? Is it feasible?
- Integrate with Barroni property?
- What mitigation for flood prone area?
- Location of open space, what is motivation for putting open space at edges? *Through suggestions during Task Force group exercises.*
- Was golf course one of the opportunity sites at the beginning of EVP?
- Needs a better relationship with north edge.
- Maintain green edge.
- Look at edge conditions.
- Concept of nice street presence important.
- Open space should be useable.
- Height/story transition. Set back 2nd story at edge.
- Maintain playfields in plan.
- Don't have to preserve 700 to 900 units, may be 500-700 units to work with open space
- Integrate with cabana club.

EVCC-

- Ballot measure to acquire site in Milpitas and facilities, why acquire more land if there is extra here?
- Will there be capacity to meet growth needs?
- As non-profit with a ground lease, who is responsible if project fails?
- How will EVCC use income?
- How will future expansion be funded? Another bond measure?
- Is density compatible with adjacent?
- There is a traffic problem at the intersection of San Felipe and Yerba Buena.
- Student/teacher housing? Affordable? *The College has expressed an interest in setting aside some number of units for teacher preference, but not restricting their units for a specific group. The College site is not required to provide any affordable housing units.*
- Ownership versus rental? *Because the College proposes to retain ownership of the land all of the units would be rental.*
- Will EVCC contribute much to amenity fund?
- What percent return on site? Impact on operating budget?
- How far south is EVCC service?
- What is community benefit?
- Traffic standards and operations- traffic calming (SUVs)
- Where will traffic go?
- Project addresses many of the guiding principles, some may not apply, should be ok
- Should also consider sites with same emphasis.
- Good site for affordable.
- Is commercial/retail viable? *The retail study that is currently under preparation should demonstrate if commercial/retail is viable.*
- Are there alternatives if retail not viable? *The College has not presented a plan that does not include retail.*
- How can you specify housing for specific people (teachers)?

- For compatibility project should be 8 DU/AC (38 homes).
- Can housing be available for neighborhood teachers? *The College has expressed an interest in setting aside some number of units for teacher preference, but not restricting their units for teacher/work-force housing only.*
- When is retail study? *Should be completed by early March with some initial feedback to the Task Force at the February Task Force meeting.*
- Task Force should address percentage of ownership versus rental.

Public Comment-

- 3 to 4 story not compatible with retail; lot size
- Retail at EVCC should be on south
- Don't want golf course to develop
- Need to do outreach for golf course
- School, traffic concerns
- Neighbors don't know about golf course project. Area not Evergreen, traffic concerns
- Add entrances and parking for EVCC students

October 6, 2004 Meeting #20

Arcadia-

- If 3,000 units at Arcadia was reduced, what affect would that have on the funding for transportation and community improvements? *Undetermined. It depends on how many units are removed and whether or not the equivalent number of units are added to one of the other sites.*
- Is Arcadia still rental only? Task force would like to see some residential ownership. *The developers have agreed to explore the possibility of including for-sale units.*
- What is the assumption on availability of mass transit? Do we tie construction groundbreaking to transit availability?
- How long will Arcadia take to develop?
- What are other non-retail options for the boulevard? *Not yet determined.*
- What is the proposed interface with Eastridge Mall? *Not yet determined.*
- What is the proposed interface with the existing neighborhoods? *The plans shared with the Task Force do not show a direct vehicular connection with the existing neighborhood. There are plans to include pedestrian connections. The interface issues will also be addressed through appropriate setback minimums and height maximums.*
- What is the traffic increase at Quimby and Capitol as a result?
- Does Planning have any advice on the issue of ownership versus rental?

September 22, 2004 Meeting #19

General-

- If there is a difference in development timeline, how does this affect funding?
- How much does each land use concept yield?
- Transit capacity impact: which arteries will be impacted?

Industrial-

- Price ranges of homes on industrial property? *Sales price is a marketing decision to be determined by the developers.*

- Can bike and pedestrian trails be added to the industrial property? *Yes.*

Arcadia-

- Where are the community gathering spots? *Not yet determined.*
- Are there any subterranean aspects? *Not yet determined.*
- Where are the entertainment cafes/galleries? *Not yet determined.*
- Any opportunity to locate continuing education classes here? *Not yet determined.*

August 25, 2004 Meeting #18

- Can a Mello-Roos district reimburse for funding 101 improvements? *No. The financing district would pay for the 101 improvements. Staff is exploring the possibility of a future reimbursement from public sources (as highways have traditionally been funded) to the financing district so that other community amenities could then be financed. This would be a longer term approach because funds are not expected to be available for ten or so years. The precise type of district has not been determined yet.*
- How many tax parcels are in Evergreen and in Santa Clara County? *Staff is working to get this data.*
- How did unit count on the College site go up from 200 (6/23) to 700 (8/11)? *The College site will be discussed at the 11/3/04 meeting.*
- White Road widening. *As described in the August meeting, White Road could be widened in the future, however, the City would obtain the property for the widening only when the property owners offer it for sale. In other words, the City would not use eminent domain to obtain the right of way for the road widening.*
- Transportation improvements only address current problem not future development. *The transportation improvements for the EVP are anticipated to support future development as contemplated in the EVP.*
- Need working definitions of density. *Density and housing information has been provided to the Task Force through powerpoint slides, tours, and discussions. The density ranges for individual sites will continue to be discussed and refined by the Task Force through the EVP process.*
- Translated mailer/brochure. *Staff is exploring the costs of translation and will be working with the developers/major property owners to pay for this.*

August 11, 2004 Meeting #17

- School impacts. *This is a complex issue that will be resolved through the EVP process. An initial discussion of the issue is expected to occur at the December 2004 Task Force meeting.*
- Polling by Silicon Valley Manufacturing Group on sales tax. *Staff is working with the Manufacturing Group to obtain the specific polling data.*

June 23, 2004 Meeting #16

- Schools. *This is a complex issue that will be resolved through the EVP process. An initial discussion of the issue is expected to occur at the December 2004 Task Force meeting.*

June 9, 2004 Meeting #15

- Explore the viability of a 9-hole golf course and housing on the Pleasant Hills site? *An initial exploration by the architect was presented to the Task Force; however, more detailed studies may be needed depending on the Task Force discussion on 11/3/04.*

May 26, 2004 Meeting #14

- Use gated communities to regulate one family per house. *This issue was discussed by the Task Force with the guidance of the City Attorney's Office on 6/9/04.*
- Can City pay for ongoing maintenance of amenities? *Staff is studying options for paying for operations and maintenance of proposed community amenities. Options are expected to be discussed with the Task Force in early 2005.*
- Can community based organizations run community centers? *Yes, under City Council approved agreements.*
- Can artificial turf be used for fields? *Yes.*

May 22, 2004 Meeting #13

May 12, 2004 Meeting #12

- Will any amenities generate money? *Some of the amenities may be able to charge a use fee (e.g., skating rink) but those revenues are likely to only be available for operation costs and not to fund additional amenities.*
- Do impact/development fees stay in Evergreen or go to general fund? *Developers pay a variety of fees and taxes to the City as well as school districts when they obtain building permits. Staff is preparing a detailed description of existing monies available in Evergreen to contribute toward the amenities, as well as a description of how future fees might be allocated to Evergreen projects.*

April 28, 2004 Meeting #11

- How much does each project generate/contribute toward amenity/infrastructure list? *While some information was provided to the Task Force for the exercise on 6/23/04, the actual contribution remains to be negotiated between the task force and the developer consortium.*
- What is capacity for amenities on EVC site? *This topic will continue to be discussed through the EVP process, specifically on 11/3/04.*
- Market study to determine if grocery store viable at EVC site. *Staff is working to hire a market consultant to answer several economic questions for the entire EVP area, including this one. Preliminary results from a market study are expected in early 2005.*

- Police storefront at EVC site. *This is one possible location. Another might be on the “retail street” on the Arcadia site.*
- Would park fees generated by EVP be enough to pay for City to buy PHGC and turn into park? *No.*
- What is City’s ability to police parks? *The City polices parks through its operations of these facilities. In times of budget shortfalls, the Council determines how to allocated park operations money between policing, maintenance, and other activities.*

April 14, 2004 Meeting #10

- Compare City market study with EVCs market study for consistency. *Staff is working to hire a market consultant to answer several economic questions for the entire EVP area, including this one. Preliminary results from a market study are expected in early 2005.*
- City should reengage existing retail owners in improving properties through EVP. *Yes, these properties are part of EVP. Specific work tasks are being explored through the market study.*

March 24, 2004 Meeting #9

- What is distance from Greenline to San Felipe Rd. to give idea of walkability? *Staff is calculating this distance.*
- Any studies to show how far people are willing to walk to retail? *Staff is working to hire a market consultant to answer several economic questions for the entire EVP area, including this one. Preliminary results from a market study are expected in early 2005.*
- Retail study for Arcadia. *Staff is working to hire a market consultant to answer several economic questions for the entire EVP area, including this one. Preliminary results from a market study are expected in early 2005.*

March 10, 2004 Meeting #8

February 25, 2004 Meeting #7

- What is the traffic analysis if the Campus Industrial remains and is built? *The traffic analysis was discussed with the Task Force at its May 22, 2004 meeting.*

February 11, 2004 Meeting #6

- TF would like a map showing nodes of activity beyond Evergreen (e.g., Edenvale). *Context maps were used at past meetings and can be brought to future meetings, as needed.*
- TF would like a map showing existing bike lanes. *Staff is working to obtain this.*
- What are County’s plans for County lands such as Reid-Hillview? *This is a County facility and is assumed to remain in airport use; however, private development opportunities on adjacent lands would need to be consistent with the City’s land use and zoning requirements.*

January 22, 2004 Meeting #5

- Should schools be on the amenity list? *No, schools are a basic need. However, in formulating the Guiding Principles, the Task Force required that “school impact be addressed.” (see Guiding Principles)*

November 19, 2003 Meeting #4

- Can City discuss closure of Reid-Hillview? *Yes, however, this is a federally funded County facility and is assumed to remain in airport use. Any private development opportunities on adjacent lands would need to be consistent with the City’s land use and zoning requirements.*

October 15, 2003 Meeting #3

September 25, 2003 Meeting #2

- Does light rail require removal of one lane on Capitol Expressway? *Yes. A High Occupancy Vehicle (HOV or carpool) lane was added to Capitol Expressway in the area north of Aborn Road. It would be removed per the current VTA plan. The Task Force discussed the extension of Light Rail down Capitol at its June 2004 meetings.*